(1)

BILL GARRETT, Davidson County
Trans:T20150091975 DEEDWARR
Recvd: 10/28/15 15:42 2 pgs
Fees:13.00 Taxes:567.95
20151028-0109865

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2016

Subscribed and sworn to before me, this 23rd day of October, 2015.

Notary Public
My commission expires: 10/18/16

07-1509-86168

Address of New Owner(s):	Send Tax Bills to:	Tax Information:
Ayob Girgis 2648 Oak Forest Drive 056.00 Antioch TN 37013	US Bank 1125 Murfreesboro Pike Nashville, TN 37217	149-03-0-A-

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Germine S. Ragheb now known as Gemine S. Khalil and Ashraf E. Khalil, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ayob G. Girgis and Marsa Abdo, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 70 on the Plan of Section Three, Chelsea Village Addition, a Portion of Piccadilly Seg. 2 P.U.D., as of record in Book 9700, Page 45, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Germine S. Ragheb and Ashraf E. Khalil, wife and husband by Warranty Deed from Frank L. Wells and wife, Yvonne G. Wells dated October 29, 2007, or record in Instrument No. 20071030-0127872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2648 Oak Forest Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of October, 2015.

Germine S. Khalil

Germine S. Khalil

Ashraf E. Khalil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Germine S. Khalil and Ashraf E. Khalil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of October, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON